



City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date February 10, 2022

OFFICIAL NOTIFICATION OF DECISION

PR-2022-006444/SI-2022-00073
- Certificate of Appropriateness

The Breaking Bad Store ABQ, requests approval of a Certificate of Appropriateness for signage at 2047 S. Plaza Street NW, described as Tract 181, Map 38, Old Town Historic Protection Overlay Zone, HPO-5 (J-13).

On February 9, 2022 the Landmarks Commission voted to Approve Project # PR-2022-006444, SI-2022-00073 , based on the following Findings and Conditions of Approval.

Findings for Approval:

1. The application is a request for a Certificate of Appropriateness for signage to a building, located at 2047 S. Plaza Street NW, described as Tract 181, Map 38, a property in the Old Town Historic Protection Overlay Zone, zoned MX-T.
2. The subject property is approximately 0.33 acres.
3. The New Mexico Vernacular/Territorial style building was constructed c. 1900 and it was originally a multiple family house of stuccoed adobe, with an intersecting gable; corrugated tin roof. Exterior details consist of Queen Anne posts on the portal
4. Section 14-16-6-5(B) of the Integrated Development Ordinance states that within the boundaries of an HPO zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The IDO Section 14-16-6-5(B)(3) states that a Certificate of Appropriateness shall be approved if, *“The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”*.

6. The IDO Section 14-16-6-5(B)(3)(d) states that a Certificate of Appropriateness shall be approved if *“The structure or site’s distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure”*.

The placement of the A-frame sign will not alter the original qualities of the building and its’ original special qualities will be preserved.

7. The proposal complies with the relevant development guidelines for the historic zone as described in the Staff report.

Conditions of Approval:

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. The applicant is to remove the shingle signage in front of the subject site in order to comply with the request and allowable signage per establishment.

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON JANUARY 12, 2022 WILL BE MAILED A
CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS
EXPIRED ON **FEBRUARY 25, 2022.**

Sincerely,

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Planner, Landmarks Commission